

BK 6102 PG 105
QUITCLAIM DEED WITH COVENANT
034681

NO TRANSFER
TAX PAID

42/95
FREDERICK W. CLARK and SHIRLEY R. CLARK, husband and wife, as joint tenants, of 72 Mathews Avenue, City of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to FREDERICK W. CLARK and SHIRLEY T. CLARK, Trustees of THE FREDERICK W. AND SHIRLEY T. CLARK REVOCABLE TRUST, dated October 27, 1999, of 72 Mathews Avenue, City of Waterville, County of Kennebec, State of Maine, with quitclaim covenant, the land in Kennebec County, Maine, described as follows:

Two certain lots or parcels of land situated in said Waterville, and being Lots #111 and the easterly half of lot #112 on Plan of Rosemary Park as amended, made for L. N. Violette Co., Inc., April, 1951, and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to Lorraine V. McAleer and Louis N. Violette as Trustees under Deed of Trust from Robert J. Violette et als, dated December 26, 1957 and recorded in said Registry of Deeds, in Book 1102, Page 256. This conveyance is made upon the express condition and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Mathews Avenue, or within five (5) feet of either the east or west boundary lines;
2. That no residences for more than two families will be built thereon;
3. That no trade or business will be carried thereon;
4. That the lot will not be used for the storage of any new or second-hand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Mathews Avenue than thirty-five feet;
6. That no building house costing less than six thousand (\$6,000.00) dollars shall be built thereon.

Street Address of Property: 72 Mathews Avenue

APN #: 00844

Witness our hands this 17th day of November, 1999.

Signed, sealed and delivered in our presence:

42-98

Joan M. Dore
 WITNESS SIGNATURE
JOAN M. DORE
63 Violette Ave., Waterville, ME
04901
 Print name and address

Nancy S. Telkoffs
 WITNESS SIGNATURE
Nancy S. Telkoffs
68 Mathews Ave., Waterville, ME
04901
 Print name and address

Frederick W. Clark
 Frederick W. Clark, Grantor

Shirley T. Clark
 Shirley T. Clark, Grantor

Grantor address
 72 Mathews Avenue
 Waterville, ME 04901

STATE OF MAINE)
)SS
 COUNTY OF KENNEBEC)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Frederick W. Clark and Shirley T. Clark, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of November, 1999.

Paul E. Richard
 Notary Public

Paul E. Richard
 Print Name

My commission expires:

SEAL

Document prepared by, recording requested by,
 and when recorded, should be returned to:
 Mr. and Mrs. Frederick W. Clark
 72 Mathews Avenue
 Waterville, ME 04901

RECEIVED KENNEBEC SS.

1999 NOV 18 AM 11:48

ATTEST: Theresa Ruth Mann
 REGISTER OF DEEDS

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